113.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,800 / 640,800
					USE VALUE:	640,800 / 640,800
					ASSESSED:	640,800 / 640,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURLEY KERRIE-LEIGH FALLON
Owner 2:	
Owner 3:	
Street 1:	182 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAROUTUNIAN JOSEPH--ETAL -
Owner 2:	HAROUTUNIAN MAKROUHI -
Street 1:	182 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4698.000	248,100		392,700	640,800
Total Card	0.108	248,100		392,700	640,800
Total Parcel	0.108	248,100		392,700	640,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.43 /Parcel: 381.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72575

GIS Ref

GIS Ref

Insp Date 09/06/18

!8812!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,100	0	4,698.	392,700	640,800		Year end	12/23/2021
2021	101	FV	240,500	0	4,698.	392,700	633,200		Year End Roll	12/10/2020
2020	101	FV	240,700	0	4,698.	392,700	633,400	633,400	Year End Roll	12/18/2019
2019	101	FV	202,600	0	4,698.	398,300	600,900	600,900	Year End Roll	1/3/2019
2018	101	FV	209,000	0	4,698.	297,300	506,300	506,300	Year End Roll	12/20/2017
2017	101	FV	209,000	0	4,698.	269,300	478,300	478,300	Year End Roll	1/3/2017
2016	101	FV	209,000	0	4,698.	258,000	467,000	467,000	Year End	1/4/2016
2015	101	FV	197,300	0	4,698.	218,800	416,100	416,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:58:16

LAST REV

Date	Time
09/27/18	15:22:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAROUTUNIAN JOS	01406-64		10/6/2011	Estate/Div	370,000	No	No		
	747-30		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	72575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2011	840	Re-Roof	4,000					OVER 1 LAYER

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
4/13/2000	Inspected	276	PATRIOT
2/8/2000	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4698		Sq. Ft.	Site		0	70.	1.19	5									392,659						392,700	

Total AC/HA:	0.10785	Total SF/SM:	4698	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	392,659	Spl Credit		Total:	392,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97175449
Adj $ / SQ:	170.543
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359584
Depreciation:	111471
Depreciated Total:	248113

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

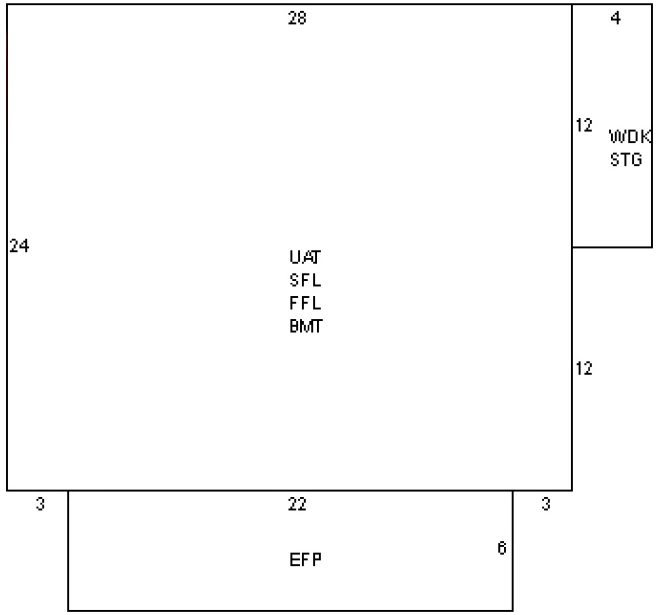
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.54
Special Features:	0	Val/Su Net:	102.86
Final Total:	248100	Val/Su SzAd	184.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	67.790	45,555
FFL	First Floor	672	170.540	114,605
SFL	Second Floor	672	170.540	114,605
UAT	Upper Attic	168	68.220	11,460
EFP	Enclos Porch	132	46.500	6,138
STG	Storage	48	9.880	474
WDK	Deck	48	15.550	746
	Net Sketched Area:	2,412	Total:	293,583
Size Ad	1344	Gross Area	2916	FinArea 1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc